047.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	927,300 / 927,300
					USE VALUE:	927,300 / 927,300
					ASSESSED:	927,300 / 927,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		PARALLEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILLER ROBERT W
Owner 2:	MILLER KAREN
Owner 3:	
Street 1:	4 PARALLEL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCANNELL RICHARD J TRUSTEE -
Owner 2:	RICHARD SCANNELL TRUST -
Street 1:	4 PARALLEL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,703 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1935, having primarily Asbestos Exterior and 2018 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6703.000	430,400		496,900	927,300
Total Card	0.154	430,400		496,900	927,300
Total Parcel	0.154	430,400		496,900	927,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.51 | /Parcel: 459.5

Legal Description

User Acct 33546

GIS Ref

GIS Ref

Insp Date 04/16/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 047.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	430,600	0	6,703.	496,900	927,500	927,500	Year End Roll	12/18/2019
2019	101	FV	317,000	0	6,703.	527,900	844,900	844,900	Year End Roll	1/3/2019
2018	101	FV	317,000	0	6,703.	385,100	702,100	702,100	Year End Roll	12/20/2017
2017	101	FV	317,000	0	6,703.	335,400	652,400	652,400	Year End Roll	1/3/2017
2016	101	FV	317,000	0	6,703.	285,700	602,700	602,700	Year End	1/4/2016
2015	101	FV	299,500	0	6,703.	279,500	579,000	579,000	Year End Roll	12/11/2014
2014	101	FV	299,500	0	6,703.	229,800	529,300	529,300	Year End Roll	12/16/2013
2013	101	FV	299,500	0	6,703.	218,600	518,100	518,100		12/13/2012

!4007!

PRINT

Date	Time
12/10/20	19:06:34

LAST REV

Date	Time
02/25/20	09:59:49

mmcmakin

4007

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCANNELL RICHAR	47634-374		8/15/2006		550,000	No	No		
SCANNELL RICHAR	31736-75		8/22/2000	Convenience	1	No	No	4	
	12973-36		3/1/1981			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/2006	595	Redo Kit	5,000			G8	GR FY08	CHANGE CABS ONLY

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2009	Measured	163	PATRIOT
12/2/2006	MLS	HC	Helen Chinal
3/29/2000	Inspected	263	PATRIOT
3/9/2000	Measured	263	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	33546
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6703		Sq. Ft.	Site		0	80.	0.93	1									496,875						496,900	

Total AC/HA: 0.15388 | Total SF/SM: 6703 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 496,875 | Spl Credit | Total: 496,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08068085
Const Adj.:	0.94990498
Adj $ / SQ:	133.451
Other Features:	87250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	482478
Depreciation:	52108
Depreciated Total:	430371

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

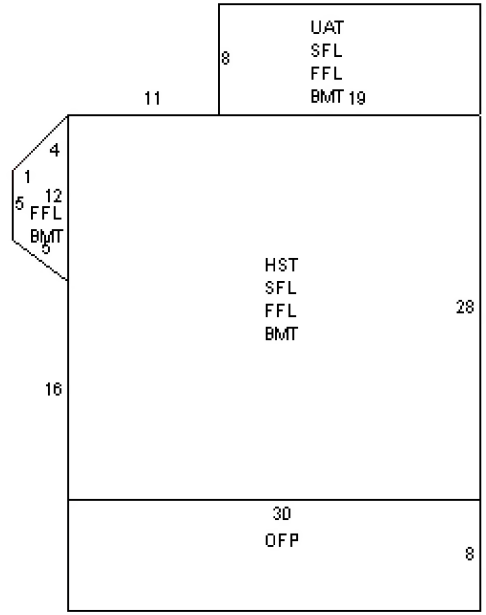
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.80
Special Features:	0	Val/Su Net:	115.02
Final Total:	430400	Val/Su SzAd	176.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,026	40.040	41,076
FFL	First Floor	1,026	133.450	136,920
SFL	Second Floor	992	133.450	132,383
HST	Half Story	420	80.070	33,630
OFP	Open Porch	240	22.200	5,329
UAT	Upper Attic	38	53.380	2,028
	Net Sketched Area:	3,742	Total:	351,366
Size Ad	2438	Gross Are	4276	FinArea 2018

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

047.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	